

Existing Proposed R-1 Single-Family Residential:

PURPOSE: This district includes lands planned for single-family residential purposes and accessory uses. This district is designed to accommodate sufficient, suitable residential neighborhoods, protected and/or buffered from incompatible uses, and provided with necessary and adequate facilities and services.

USES:

- Single-Family Detached
- Educational Facility, Primary & Secondary
- *Governmental Facilities
- Parks
- *Places of Worship
- Country Club
- *Utility
- Wireless Telecommunication Facilities – Unregulated

Proposed P-MUD, Planned Mixed-Use District

PURPOSE: The purpose of this district is to permit areas which encourage mixing of land uses such as retail/commercial, office, parks, multi-family, and attached single-family. These uses are developed together in a manner that allows interaction between the uses and that allows each use to support the other uses. Within any P-MUD, residential and non-residential land uses shall each constitute at least 20 percent of the overall land uses within the mixed-use development. The remaining 60 percent may be any combination of residential or non-residential land uses. The residential uses provide the patrons for the office and commercial uses. The success of these mixed-use areas is directly related to the sensitive master planning of the site layout. The P-MUD is appropriate in areas where the land use plan reflects mixed use as a land use category. A P-MUD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established to insure against misuse of increased flexibility. The Planned Mixed-Use District (P-MUD) is intended to provide such flexibility and performance criteria which produce:

- A maximum choice in the type of environment for working and living available to the public;
- Open space and recreation areas;
- A pattern of development which preserves trees, outstanding natural topography and geologic features, and prevents soil erosion;
- A creative approach to the use of land and related physical development;
- An efficient use of land resulting in smaller networks of utilities and streets, thereby lowering development costs;

- An environment of stable character in harmony with surrounding development; and
- A more desirable environment than would be possible through strict application of other sections or districts in this UDO.

USES:

Boarding & Rooming House
Extended Care Facility/Convalescent/Nursing Home
Dormitory
Duplex
Multi-Family
Single-Family detached
Townhouse
Educational Facility, Indoor Instruction
Educational Facility, Outdoor Instruction
Educational Facility, Primary & Secondary
Educational Facility, Tutoring
Educational Facility, Vocational/Trade
Governmental Facilities
Parks
Places of Worship
Animal Care Facility, Indoor
Art Studio/Gallery
Commercial Amusements
Conference/Convention Center
Country Club
*Dry Cleaners & Laundry
Fraternal Lodge
*Fuel Sales
Golf Course or Driving Range
Health Club/Sports Facility, Indoor
Health Club/Sports Facility, Outdoor
Hotels
(C)Night Club, Bar or Tavern
Offices
Parking as a Primary Use
Personal Service Shop
Printing/Copy Shop
Radio/TV station/studios
Restaurants
Retail Sales and Service
Shooting Range, Indoor
Theater
*Utility
*Wireless Telecommunication Facilities – Intermediate
Wireless Telecommunication Facilities – Unregulated